

## HABITO

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<b>Code :</b>	01441
<b>Location :</b>	Poreč
<b>Building size :</b>	80 m <sup>2</sup>
<b>Garden size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	300 m
<b>Distance from sea :</b>	2500 m
<b>Floor :</b>	3
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	A+
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes

**Price :** 400.000 €

An attractive apartment of 80 m<sup>2</sup> is for sale, located on the third floor of a modern new building with an elevator. It offers a perfect blend of comfort and spectacular views extending all the way to the Alps. The interior features an open-plan concept with a spacious kitchen, dining room, and living room bathed in natural light, while the covered terrace provides a special experience with its unobstructed, panoramic sea view. The apartment has two bedrooms, a bathroom, and an additional guest toilet, and is equipped with top-quality features such as underfloor heating via a heat pump, three air conditioning units, and electric blinds. In addition to two secured parking spaces, another advantage is the quiet location in the Poreč area, 9 km from the town. All amenities like shops, schools, and restaurants are available within 300 meters, while the first beach is located 2.5 km away.

Dear clients, A property viewing is possible upon signing a brokerage agreement, which serves as the basis for any further actions related to the purchase and sale process, as well as for the collection of the commission in accordance with the Real Estate Brokerage Act. In the event of a purchase and sale, the agency commission amounts to 3% + VAT and is charged upon the conclusion of the preliminary sale agreement / purchase agreement.

NOTE: We do not assume responsibility for possible errors in the property descriptions; however, we strive to make them as precise and accurate as possible.